012.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,500 / 891,500
					USE VALUE:	891,500 / 891,500
					ASSESSED:	891,500 / 891,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VROTSOS JEAN F/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	52 BRADSHAW ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	VROTSOS JEAN F -
Owner 2:	-
Street 1:	52 BRADSHAW ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 7,233 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Aluminum Exterior and 1839 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7233.000	350,100		541,400	891,500
Total Card	0.166	350,100		541,400	891,500
Total Parcel	0.166	350,100		541,400	891,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.77 | /Parcel: 484.7

Legal Description

User Acct 9537

GIS Ref

GIS Ref

Insp Date 11/08/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0006.0

!1195!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,100	0	7,233.	541,400	891,500	891,500	Year End Roll	12/18/2019
2019	101	FV	253,300	0	7,233.	700,700	954,000	954,000	Year End Roll	1/3/2019
2018	101	FV	253,300	0	7,233.	445,900	699,200	699,200	Year End Roll	12/20/2017
2017	101	FV	253,300	0	7,233.	407,700	661,000	661,000	Year End Roll	1/3/2017
2016	101	FV	253,300	0	7,233.	331,200	584,500	584,500	Year End	1/4/2016
2015	101	FV	243,200	0	7,233.	331,200	574,400	574,400	Year End Roll	12/11/2014
2014	101	FV	243,200	0	7,233.	301,900	545,100	545,100	Year End Roll	12/16/2013
2013	101	FV	243,200	0	7,233.	287,300	530,500	530,500		12/13/2012

PRINT

Date	Time
12/10/20	16:51:27

LAST REV

Date	Time
05/28/20	12:27:51

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1195

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VROTSOS JEAN F,	1557-108	1	5/6/2020	Convenience	99	No	No		
	952-51		6/1/1981		95,500	No	No		Melvin J Vrotsos dod 4/1/2013

USER DEFINED

Prior Id # 1:	9537
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2010	43	Re-Roof	6,500					STRIP & REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2017	Meas/Inspect	BS	Barbara S
5/6/2009	Entry Denied	372	PATRIOT
10/29/1999	Inspected	264	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7233		Sq. Ft.	Site		0	85.	0.88	2									541,440						541,400	

Total AC/HA: 0.16605 | Total SF/SM: 7233 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 541,440 | Spl Credit | Total: 541,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22096241
Const Adj.:	1.00289965
Adj $ / SQ:	165.308
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430112
Depreciation:	80001
Depreciated Total:	350111

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

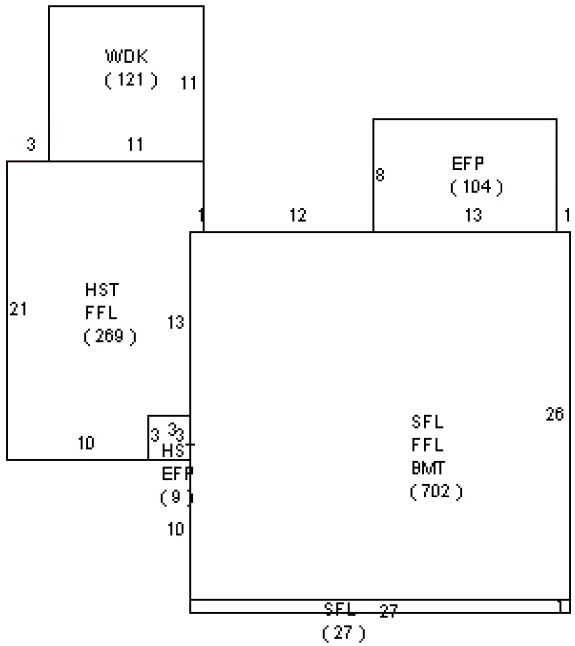
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.31
Special Features:	0	Val/Su Net:	126.16
Final Total:	350100	Val/Su SzAd	190.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	971	165.310	160,514
SFL	Second Floor	729	165.310	120,509
BMT	Basement	702	49.590	34,814
HST	Half Story	139	165.310	22,978
WDK	Deck	121	14.310	1,731
EFP	Enclos Porch	113	51.470	5,816

Net Sketched Area:	2,775			Total:	346,362
Size Ad	1839	Gross Are	2914	FinArea	1839

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	